

**NORTH BAY REDEVELOPMENT  
PROJECT AREA COMMITTEE  
Minutes of Meeting  
April 11, 2007**

The meeting was called to order at 7:35 AM by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Bill Briggs, John Drumel, Paul Dugas, Robert Durgan, Patricia Frosio, Matt Kalla, Robert Kanters (via teleconference), Joe Mannino, Clifford Myers, Chuck Pretto, Dale Pursel, Keith Rhodes, Andre Simpson, and Maggie Valentine.

2. MINUTES OF PREVIOUS MEETINGS

Motion: Dale Pursel moved, Pretto seconded, to approve the March 7, 2007 PAC minutes. Motion passed. Mr. Kanters abstained since he was not present at the meeting.

3. COMMUNICATIONS AND PUBLIC COMMENT

A - Public Comment

- No public comment

B - Update from City Staff

- The Agency approved the Morena Vista Traffic Signal project. The estimated completion date for the project is scheduled for July 2007.
- Ms. Goularte-Ruiz noted that Mr. Sands and Mr. Duran are currently out of town and were not able to attend today's meeting.
- There are still people who have not completed the yearly Statement of Economic Interest, Form 700 which was due April 2, 2007. Members are encouraged to file soon and to include an explanation of why they are filing late. Fines are imposed for late filings.
- Brent McDonald, representing CalTrans, has resigned. He has accepted a new position. No replacement has been named.
- The Agency will be moving its office the last week of April to Civic Center Plaza. Besides the address, all staff telephone numbers will change. When the new complete address and telephone numbers become available, staff will send out the information.

4. INFORMATIONAL/POSSIBLE ACTION ITEMS

- A - Status of Agency Line of Credit – Mr. Davies updated the PAC on the status of the Agency Line of Credit. The Agency is in the process of obtaining a line of credit in the amount of \$70 million for the North Bay, City Heights, NTC, and North Park Project Areas. The line of credit is an interim financing mechanism. The \$70 million amount contains both general and low-and moderate housing funds. The North Bay portion of this amount is \$8.6 million and will only contain low-and moderate- housing funds. The North Bay funds will be “pooled” with other project area funds and placed in

the Affordable Housing Collaborative Opportunity Fund. This action will be brought forward to the Agency in early May. A discussion ensued. The discussion included:

- PAC members expressed concern that the PAC voted not to pool resources for affordable housing and the Agency is moving forward with that concept. Mr. Davies mentioned that the Agency Board received all their comments before moving forward with the action.
- Mr. Mannino mentioned that the Special Meeting was called specifically to address the PAC's concerns around this issue.
- Questions were raised about the interest rate, projects that may receive the funding, who was negotiating with the lenders, etc. One member suggested that the Agency negotiate the extensions up-front to save additional dollars.
- Members also expressed concerns about the North Bay Project Area meeting its affordable housing goals. Members will like detailed information on the affordable housing production of the Project Area.

Chuck Pretto moved, Pursel seconded to support the Redevelopment Agency to move forward with the line of credit. The motion passed 11-1-0.

- B - Presentation on new Redevelopment Law requirements outlined in SB53 and SB1809 - Mr. Davies presented the new Redevelopment Law requirement outlined in SB53 and SB1809. SB53 requires the legislative body to adopt an ordinance before July 1, 2007, amending the redevelopment plan to include a description of the agency's program to acquire property by eminent domain. The Agency's program to acquire property by eminent domain is already part of the Redevelopment Plan and is located in Article IV, Section 410 Acquisition of Property. There are no changes being made to the acquisition of property program. A meeting is scheduled for the first week of June for the Agency Board to consider adopting an ordinance to comply with the new State law. A few members stated that they would like to see the draft ordinance before making a recommendation to the Agency.

SB1809 requires the recording of a revised plan statement of institution with the County Recorder. The statement of institution repeats what was originally adopted in the Redevelopment Plan for acquisition of property by eminent domain. This is an administrative procedure and no action needs to be taken by the Agency Board. A discussion ensued. Members expressed concern about recording information on the title of properties. Some questioned if recording the fact that the property is in a Redevelopment Project area may "cloud" the title and make the property less valuable and even entitle the property owner to special tax provisions.

Dale Pursel moved, Rhodes seconded to recommend that the Agency comply with the State law. The motion passed 10-1-0.

5. ADJOURNMENT: The meeting was adjourned at 8:50 AM

Dated: April 11, 2007  
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on \_\_\_\_\_, 2007.

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Joe Mannino  
Chair

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John Drumel  
Secretary